093.0	0004	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	858,200 / 858,200
					USE VALUE:	858,200 / 858,200
					ASSESSED:	858,200 / 858,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
226		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KANE CHRISTIAN S
Owner 2:	LAMENZO LISA M
Owner 3:	
Street 1:	226 WASHINGTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SAWYER RICHARD J & SARAH -
Owner 2:	-
Street 1:	226 WASHINGTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,539 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 2491 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4539.000	468,900		389,300	858,200
Total Card	0.104	468,900		389,300	858,200
Total Parcel	0.104	468,900		389,300	858,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.49 | /Parcel: 344.4

Legal Description

User Acct 60427

GIS Ref

GIS Ref

Insp Date 10/26/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 093.0-0004-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	468,900	0	4,539.	389,300	858,200	858,200	Year End Roll	12/18/2019
2019	101	FV	349,400	0	4,539.	394,900	744,300	744,300	Year End Roll	1/3/2019
2018	101	FV	349,400	0	4,539.	294,800	644,200	644,200	Year End Roll	12/20/2017
2017	101	FV	349,400	0	4,539.	267,000	616,400	616,400	Year End Roll	1/3/2017
2016	101	FV	349,400	0	4,539.	255,800	605,200	605,200	Year End	1/4/2016
2015	101	FV	341,000	0	4,539.	216,900	557,900	557,900	Year End Roll	12/11/2014
2014	101	FV	341,000	0	4,539.	205,800	546,800	546,800	Year End Roll	12/16/2013
2013	101	FV	341,000	0	4,539.	195,800	536,800	536,800		12/13/2012

!7616!

PRINT

Date	Time
12/10/20	22:14:06

LAST REV

Date	Time
09/09/20	15:23:48

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7616

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAWYER RICHARD	75366-317	1	8/14/2020		870,000	No	No		
SLAVIK RALPH/BA	54555-562		4/16/2010		575,000	No	No		
BASSETT CLIFFOR	47980-205		8/14/2006		552,000	No	No		
TAYLOR DANIEL/E	25522-499		7/28/1995		181,890	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2000	571	Addition	15,000	C				EXTEND HOUSE 6FT F
8/9/1995	462		3,000	C				REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
10/26/2018	MEAS&NOTICE	HS	Hanne S
12/13/2008	Meas/Inspect	345	PATRIOT
12/5/2006	MLS	MM	Mary M
8/23/2001	Inspected	PM	Peter M
2/3/2000	Mailer Sent		
2/3/2000	Measured	263	PATRIOT
8/7/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	60427
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4539		Sq. Ft.	Site		0	70.	1.23	5									389,318						389,300	

Total AC/HA: 0.10420 | Total SF/SM: 4539 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 389,318 | Spl Credit | Total: 389,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19687498
Const Adj.:	1.00589943
Adj $ / SQ:	150.492
Other Features:	106624
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	525633
Depreciation:	56768
Depreciated Total:	468865

COMMENTS

OF=SHOWER IN FBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

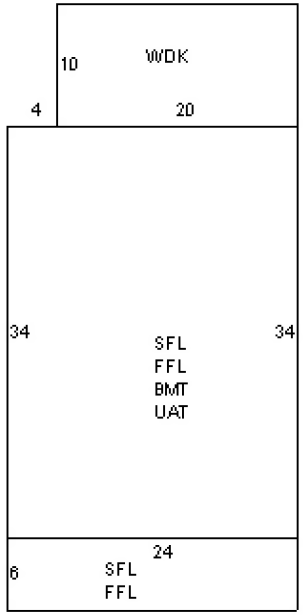
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.54
Special Features:	0	Val/Su Net:	149.33
Final Total:	468900	Val/Su SzAd	244.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	960	150.490	144,472
SFL	Second Floor	960	150.490	144,472
BMT	Basement	816	83.070	67,786
UAT	Upper Attic	204	60.200	12,280
WDK	Deck	200	11.060	2,213

Net Sketched Area:	3,140			Total:	371,223
Size Ad	1920	Gross Are	3752	FinArea	2491

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0004-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	